

COMMUNAL GARDENS Established communal gardens with mature shrubs, feature circular lawn, pathway to external door and pathway to underground parking,

COMMUNUAL HALLWAY External door leading to communal entrance hallway which in turn leads to the communal bike store and stairs.

ENTRANCE HALLWAY Wall mounted phone entry system, loft access, airing cupboard housing gas boiler, radiator.

BATHROOM Low level WC, pedestal wash hand basin and panel enclosed bath, part tiled walls, extractor and radiator.

BEDROOM 10' 3" x 9' 10" (3.14m x 3.00m) Double glazed sash window overlooking the communal gardens, fitted wardrobe with sliding doors and radiator.

KITCHEN 10' 0" x 7' 2" (3.05m x 2.18m) Range of matching base and wall mounted units with work surface, inset sink unit, integrated washing machine, integrated fridge/freezer, wine rack, built-in electric oven and hob with stainless steel splashback and extractor canopy.

LOUNGE/DINER 13' 6" x 13' 3" narrowing to 3.12m (4.12m x 4.04m) Four double glazed sash windows to front overlooking the green and double radiator.

COMMUNUAL GARAGING Access via a key fob leading to an allocated underground parking space.

LEASE INFORMATION As of 2021 there are 106 years remaining on the lease with a yearly ground rent of £250 and a service charge of £2706.



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50 St. Matthews Gardens, Cambridge,
CB1 2PJ

£250,000 Leasehold

A top floor apartment offering no onward chain with underground parking, centrally located close to Mill Road, the Grafton Centre and the City Centre.



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